

**LEASE
FOR SALE**

- Bar over 3 floors
- Town centre location next to entrance to Luton Point
- Totalling 3,849 sq ft
- Three separate trade areas over 3 floors
- Direct access to Luton Point
- Opening view 21 January 2025, 11.00am

LEASE FOR SALE OR MAY SUB-LET



D **DRAKE**
& COMPANY

Bling, Church Street, LUTON, LU1 2TA

LOCATION

The large bustling town of Luton, just 30 miles north of London, boasts a thriving population of 225,000 residents.

The property commands a strategic position next to a key entrance of the vibrant Luton Point shopping centre, directly across from the busy Church Street bus stops. Surrounded by a dynamic mix of leisure businesses, this location is perfect for a successful pub or food venture.

PROPERTY

Ground floor bar with additional trading levels at 1st & 2nd floors plus a flat at 3rd floor providing the following accommodation and areas:

| | | | |
|------------------------|------------------|--------------------|-----------------|
| Ground Floor | Bar | 736 sq ft | 69 sq m |
| | Office & Storage | 362 sq ft | 24 sq m |
| 1st Floor | Bar | 1,096 sq ft | 102 sq m |
| | Storage & Cellar | 374 sq ft | 35 sq m |
| 2nd Floor | Bar | 813 sq ft | 76 sq m |
| | Kitchen & WC's | 115 sq ft | 11 sq m |
| 3rd Floor | Flat | 353 sq ft | 33 sq m |
| Total Site Area | | 3,849 sq ft | 358 sq m |

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'E110'.

RATING ASSESSMENT

2023 Rateable Value – £24,750. Interested parties are advised to verify this figure with Luton Borough Council on 01582 546000.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

The entire property is held by way of a lease for a term of 75 years from 20 February 1995 at a current rent of £34,000 per annum, subject to a rent review in 2025 and five yearly thereafter. Our client is willing to consider offers on the basis of an assignment of the leasehold interest or on the basis of a new sub-lease for a term to be agreed.

OPEN VIEWING

21 January 2025, 11.00am. For further information contact sole agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF



Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not make or give any representations or warranties in respect of the property.

4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.